

**MINUTES
HEARING OFFICER
JUNE 2, 2015**

Minutes of the regular public hearing of the Hearing Officer, of the City of Tempe, which was held at the Council Chambers, 31 East Fifth Street, Tempe, Arizona.

Present:

Rosa Inchausti, City of Tempe's Diversity Director, acting Hearing Officer*
Steve Abrahamson, Planning & Zoning Coordinator
Michael Glab, Code Inspector
Hector Heredia, Code Inspector
Michael Spencer, Code Inspector
Amy Wozniak, Code Inspector
Brandy Zedlar, Code Inspector
Diane McGuire, Administrative Assistant II

**Vanessa MacDonald, Hearing Officer was unable to attend today's scheduled hearing.*

Number of Interested Citizens Present: 3

Meeting convened at 1:40 PM and was called to order by Ms. Inchausti. She noted that anyone wishing to appeal a decision made by the Hearing Officer would need to file a written appeal to that decision within fourteen (14) days, by June 17, 2015 at 3:00 PM, to the Community Development Department.

Ms. Inchausti noted that the following items had been removed from today's agenda:

Agenda Item #1:

Consideration of Meeting Minutes from May 19, 2015.

CONTINUED TO JUNE 17, 2015 HEARING OFFICER

Agenda Item #7:

Request approval for a use permit to allow a wireless communication tower (monopalm) for **ST. JAMES CHURCH – T-MOBILE (PL150120)** located at 975 East Warner Road. The applicant is David Ullrich/Reliant Land Services.

CONTINUED TO JUNE 17, 2015 HEARING OFFICER

Agenda Item #8:

Request approval for a use permit to allow a 60 ft. monopole and equipment for **VERIZON PHO STRAY CAT (PL150037)** located at 2425 East University Drive. The applicant is Steve Ciolek/Coal Creek Consulting.

CONTINUED TO JUNE 17, 2015 HEARING OFFICER

1. Request approval to abate public nuisance items at the **POWER PROPERTY (PL150177)** located at 1109 East McKellips Road. The applicant is the City of Tempe.

The property owner was not present at today's hearing.

Hector Heredia, Code Inspector, had requested approval of a 180 day open abatement of the property located at 1109 East McKellips Road. Notices have been sent to the owner of the property regarding deteriorated landscape, trash and debris. Mr. Heredia noted that due to significant progress in resolving the outstanding code issues, he would like to continue this abatement request to the July 7, 2015 Hearing Officer to allow the property owner additional time to bring the property into compliance.

DECISION:

Ms. Inchausti continued abatement proceedings for PL150177/ABT15030/CE145883 to the July 7, 2015 Hearing Officer.

2. Request approval to abate public nuisance items at the **NGUYEN PROPERTY (PL150176)** located at 3233 South 48th Street. The applicant is the City of Tempe.

The property owner was not present at today's hearing.

Amy Wozniak, Code Inspector, requested approval of a 180 day open abatement of the property located at 3233 South 48th Street for deteriorated landscape, trash and debris and graffiti. Notices have been sent to the owner of the property with no response. Ms. Wozniak noted that the property owner had failed to appear in court in response to the citation and that no progress had been made in bringing the property into compliance.

DECISION:

Ms. Inchausti approved abatement proceedings for PL150176/ABT15029/CM141124 for an open period of 180 days.

3. Request approval to abate public nuisance items at the **CLEVELAND PROPERTY (PL150179)** located at 1808 East Concordia Drive. The applicant is the City of Tempe.

The property owner was not present at today's hearing.

Michael Glab, Code Inspector, requested approval of a 180 day open abatement of the property located at 1808 East Concordia Drive. Notices have been sent to the owner of the property regarding damaged landscape (dead trees and stumps), grass and weeds. Mr. Glab stated at the present time the grass and weeds have been addressed; and the stump in the front yard was cut to ground level. The dead trees are the only remaining issue to be abated at this time.

DECISION:

Ms. Inchausti approved abatement proceedings for PL150179/ABT15031/CE145614 for an open period of 180 days.

4. Request approval to abate public nuisance items at the **COHN PROPERTY (PL150180)** located at 205 East Fleet Drive. The applicant is the City of Tempe.

The property owner was not present at today's hearing.

Michael Spencer, Code Inspector, requested approval of a 180 day open abatement of the property located at 205 East Fleet Drive. Notices have been sent to the owner of the property regarding trash and debris, a deteriorated swimming pool and deteriorated landscape.

DECISION:

Ms. Inchausti approved abatement proceedings for PL150180/ABT15032/CE151180 for an open period of 180 days.

5. Request approval to abate public nuisance items at the **SPENCER PROPERTY (PL150187)** located at 2120 West Hermosa Drive. The applicant is the City of Tempe.

The property owner was not present at today's hearing.

Brandy Zedlar, Code Inspector, requested approval of a 180 day open abatement of the property located at 2120 West Hermosa Drive. Notices have been sent to the owner of the property regarding deteriorated landscape, trash and debris.

DECISION:

Ms. Inchausti approved abatement proceedings for PL150187/ABT15034/CE150658 for an open period of 180 days.

ANNOUNCEMENTS

- Steve Abrahamson noted that effective July 2015 the Hearing Officer public hearing schedule will be changed to evening meetings starting at 5:00 PM with a study session at 4:30 PM to review agenda items.
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The next Hearing Officer public hearing will be held on Wednesday, June17, 2015 at 1:30 PM.

With no further business, the public hearing adjourned at 2:30 PM.

Prepared by: Diane McGuire, Administrative Assistant II

Reviewed by:



Steve Abrahamson, Planning & Zoning Coordinator
for Rosa Inchausti, Acting Hearing Officer

SA:dm